

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

41 Gateford Road, Worksop



- **Approx 2,000 sq ft of Internal Accommodation**
- **Historically Used as a Car Sales Showroom and More Recently as a Retail Premise**
- **Flexible Layout With Both Front and Rear Access, Plus Enclosed Yard Space**
- **Potential For Alternative Uses or Redevelopment (Subject To Consents)**
- **EPC Rating C**
- **Three Phase Power Supply**

A versatile and substantial commercial property prominently positioned on Gateford Road, offering generous internal accommodation and excellent potential for a wide range of uses. This prominent property provides adaptable space with excellent roadside frontage, making it suitable for a variety of occupiers including car showroom operators, retailers, and other commercial users. It may also appeal to self-employed sole traders seeking a business base, or to investors exploring future development opportunities.

Note: Any change of use or redevelopment is subject to planning and building consents. Interested parties are advised to make their own enquiries with the local authority.

£ 125,000

41 Gateford Road, Worksop, S80 1DZ

Location

The property occupies a highly visible frontage on Gateford Road, a key arterial route linking Worksop town centre with the A57 bypass. The location benefits from consistent vehicular and pedestrian traffic and provides convenient connections to Sheffield, Doncaster, and the surrounding region.

Accommodation in Detail

Frontage & Yard

A fenced yard fronts Gateford Road and includes a pedestrian access gate. This area was previously open when the property operated as a car sales site. The original wrought iron security gates remain and could be reinstated, enabling the site to be both open and secure.

Main Building

The accommodation, extending to approximately 2,000 sq ft, is arranged across four principal sections. Access is provided from both the front yard and the rear parking area (approached via Shaw Street/Gladstone Street). The building also retains two additional access points from the yard—together with a side window (currently covered)—which historically formed part of the display frontage for vehicle sales.

Sale /Letting of the property

This versatile commercial property is available for sale or to let, offering an excellent opportunity for owner-occupiers or investors alike. The asking price is £125,000, the property owner may consider letting the property subject to referencing and with terms to be agreed.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.